

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 28/02/2022

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Agenda Index

Please note that if you are viewing this document electronically, the agenda items below have been set up as links to the relevant application for your convenience.

21/01236/FUL	Ducklington Farm, Course Hill Lane, Ducklington, Witney.	3
21/03405/OUT	Land East Of Witney Road Ducklington	5

Report of Additional Representations

Application Number	21/01236/FUL
Site Address	Ducklington Farm, Course Hill Lane, Ducklington, Witney.
Date	24 th February 2022
Officer	Joan Desmond
Officer Recommendations	Approve
Parish	Ducklington Parish Council
Grid Reference	434310 E 207429 N
Committee Date	28 TH February 2022

Application Details:

Installation and operation of solar farm including associated engineering and infrastructure works.

Applicant Details:

Novus Renewable Services Limited Craven House 16 Northumberland Ave London WC2N 5AP

Additional Representations:

Applicant's case

The importance of, and support for, renewable energy is set out in the context of law and policy, and the declarations of climate emergencies by both Oxfordshire County Council and West Oxfordshire District Council.

Planning policy and guidance is reviewed and analysis of a range of planning considerations provided, with reference to specialist assessments and reports submitted with the planning application. The proposals are shown to be policy compliant and therefore the application should be approved.

The proposed solar farm would provide economic benefits during the construction period, directly through employment where possible, and indirectly through the use of local supply chains and services. Once operational, the development will not require on site employees but will result in additional employment through long term maintenance and management of the site. It will support the rural economy by supplementing the income from agriculture, and provide renewable energy to contribute energy for local businesses.

The maximum export capacity of the proposed solar farm is up to 36MWp which make a significant contribution to local renewable energy. This amount has been calculated as sufficient electricity to power around 7,843 homes a year, equivalent to 16% of homes in the district⁸ and saving roughly 7800 tonnes of carbon dioxide per year.

County Archaeological Officer - The evaluation report highlights that archaeological features do survive on the site and would be impacted by this proposed development. The archaeological features identified by this evaluation are not of such significance as to require physical preservation but would need to be investigated and recorded in line with the NPPF 2021, paragraph 205.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological

investigation to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition along the lines of:

1. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2021).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive of both the initial evaluation and mitigation fieldwork and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2021).

Officer comments – Recommend that the above suggested archaeological conditions are attached to any permission granted.

Application Number	21/03405/OUT
Site Address	Land East Of Witney Road Ducklington Witney Oxfordshire
Date	24/02/2022
Officer	David Ditchett
Officer Recommendations	Refuse
Parish	Ducklington Parish Council
Grid Reference	435417 E 208323 N
Committee Date	28th February 2022

Application Details:

Outline planning permission for up to 120 dwellings with associated landscaping and infrastructure with detailed vehicular access from Witney Road (with all other matters including other access arrangements reserved).

Applicant Details:

Ainscough Strategic Land
C/o Agent

Additional Representations:

Additional Information Provided

Highways/Access

Refusal reason 2 reads ‘The proposed access does not provide adequate visibility splays or refuse vehicle access to the detriment of highway safety. In addition, the proposed development does not provide safe and suitable access for all users, in particular pedestrians and cyclists. As such, the proposed development is contrary to Local Plan Policies T1, T2 and T3 of the West Oxfordshire Local Plan; and Section 9 of the NPPF 2021’.

The Applicant provided a Highways Technical Note on 23/02/2022 attempting to address refusal reason 2. This was supplied prior to the determination of the application. Therefore, in the interests of working proactively with the applicant as advised by Paragraph 38 of the NPPF. Officers accepted this additional information and have consulted Oxfordshire County Council Highway Team to seek their specialist views on the additional information.

Archaeology

Refusal reason 3 reads ‘The site has a strong possibility of containing remains of archaeological importance. The submitted desk-based assessment is inadequate and the application is not supported by an archaeological evaluation. As the required surveys have not been undertaken, officers cannot be certain of the significance of any archaeology in the area, and thus cannot assess how the proposed development would affect this significance. As such, the proposed development conflicts with Local Plan Policies EH9, EH15, EH16 and OS4; and the relevant paragraphs of the NPPF’.

The Applicant provided an updated Archaeological Desk Based Assessment on 23/02/2022 attempting to address the part of refusal reason 3 relating to the inadequate desk-based assessment. This was supplied prior to the determination of the application. Therefore, in the interests of working proactively with the applicant as advised by Paragraph 38 of the NPPF. Officers accepted this additional information and have consulted Oxfordshire County Council Archaeology Team to seek their specialist views on the additional information.

Change to Officer Recommendation

Officers are now seeking Delegated Authority from Committee Members to refuse the application, subject to addressing outstanding highway/access and archaeology matters.

Depending on the content of the County Council Highways Team consultation reply relating to the Highways Technical Note, Officers would remove/amend refusal reason 2 on the decision notice.

Depending on the content of the County Council Archaeology Team consultation reply relating to the updated Archaeological Desk Based Assessment, Officers would remove/amend refusal reason 3 on the decision notice.

Refusal reasons 1 and 4 are not being amended and will not change.